



The GEO Group, Inc.

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## DESIGN & DEVELOPMENT EXPERIENCE

**T**he GEO Group, Inc. (formerly Wackenhut Corrections Corporation-WCC) has been involved in the design, construction and management of correctional facilities since its inception. Over the past 14 years, The GEO Group, Inc. and its in-house design and development team has been the developer of correctional facility construction projects valued in excess of \$1.22 billion. Recognized both in the United States and abroad as the premier correctional development and management company for producing correctional facilities, our reputation has been earned through dedication to a management philosophy that emphasizes security, functionality, durability, and cost effectiveness as our prime objectives.

The GEO Group's years of correctional facility development experience have shown that in order to provide the client agency with the most efficient life-cycle cost, the facility operator must be actively involved in the design and construction phase of the facility. Since the beginning, The GEO Group, Inc. has included a team of correctional experts from security services, medical services, food services, inmate programs, facility maintenance and information technology in the design team. The team of



correctional experts stay involved in all phases of the design from conceptual design through final development before assuming responsibility for actual facility operations. This unique approach of having operational experts working along with the design and construction experts results in a well-developed, efficient facility suitable for its intended use and reasonable in cost to construct and operate.

The GEO Group recognizes the significant relationship between both life-cycle costs and operational effectiveness and the design. To assure design integrity, The GEO Group established GEO Design Services Division (GDSI), with an extensive architectural library, the latest Computer Aided Design (CAD) equipment, and multiple plotters. Our technical capabilities enable The GEO Group to ensure that design improvements developed for one project are incorporated into subsequent projects. With each new project, the client can be assured that the design is both state-of-the-art and proven for its operational reliability. All GEO Group team members, whether





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operational experts or design and construction experts, are highly knowledgeable and experienced in new and renovated prison construction for federal, state and municipal governments.

The GEO Group's in-house team of correctional design experts and corrections facilities construction experts coordinate all aspects of facility development. From conceptual design through obtaining the Certificate of Occupancy, our design and development team remains involved in all stages of the project.

In selecting The GEO Group as the project manager/owner's representative for a design, build, finance and manage project, the client is assured of a single point of contact for all issues. The GEO Group will enter into a contract with the client for a guaranteed lump sum construction cost for the correctional facility.

The GEO Group has an impressive record of constructing correctional facilities on time and within

budget. In fact, The GEO Group has never missed a completion date and has never been involved in litigation to claim additional compensation. We have never exceeded the originally authorized contract price for any construction project.

The best evidence of The GEO Groups' ability to perform is to examine our history. The following pages offer a brief synopsis of each of The GEO Group's design and construction projects, both completed and in progress. Another indicator of our reputation for innovative design in this field is evidenced by the ever-increasing requests for tours of our facilities by correctional experts and public leaders from throughout the world. The GEO Group subscribes to design standards promulgated by the American Correctional Association (ACA) and, with the client's express consent, opens its facilities to inspection and accreditation by ACA. Accreditation serves as additional protection for the client against frivolous inmate litigation.



The GEO Group's Design Team



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## DESIGN/BUILD SPECIALTY PROJECTS

### SOUTH FLORIDA STATE HOSPITAL

Pembroke Pines, Florida

In May 1998, Atlantic Shores Healthcare, Inc. was selected by the Florida Department of Children and Families to assume operation of the 350-bed South Florida State Psychiatric Hospital in Pembroke Pines beginning November 1998. The contract also includes the design, finance construction and management of a new facility.

**This represents the first comprehensive privatization of a state psychiatric hospital in the United States.**

WCC Development Inc. (WDI) completed the new \$35 million dollar healthcare facility in September 2000. The facility reached final approval from the Agency for Health Care Administration (AHCA) in September 2000.

*The new South Florida State Hospital  
nearing completion*



### KORAAL SPECHT PRISON FACILITY

Curaçao, Netherlands Antilles

On May 18, 1999, The GEO Group was notified by the Minister of Justice of the Netherlands Antilles that it was selected by the government to negotiate a contract for the design, construction and renovation of the Koraal Specht Prison in Curaçao.

This 312,238 square foot project has a total capacity of 740 beds. Through our in-house design and construction sections, we were able to provide the government with a modern correctional design, well suited to the Caribbean climate, and available for full utilization within 12 months of construction start up.

The GEO Group was also selected to submit a plan to provide management review and support for the existing government operations of the facility during the construction period, and to submit a plan to the government for the assumption of all prison operating services.

*An aerial view of the Koraal  
Specht Prison post renovation*







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## DESIGN/BUILD PROJECTS

### AURORA /INS PROCESSING CENTER

Aurora, Colorado

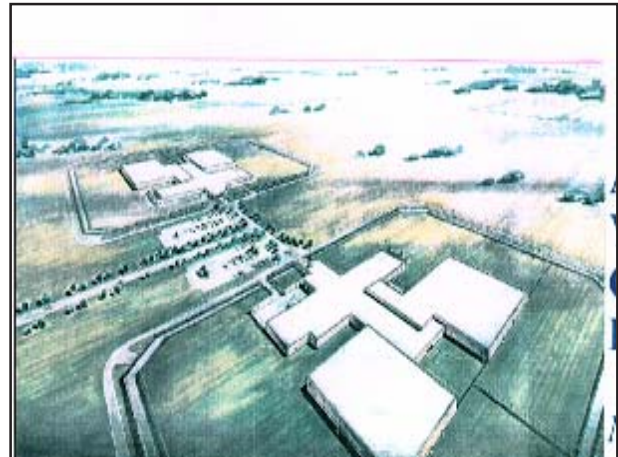
This \$2.3 million facility was designed, financed, constructed and furnished by The GEO Group for the Department of Homeland Security-Bureau of Immigration & Customs Enforcement (DHS-BICE). The construction of the building was completed within 150 days of contract signature. The detainee living areas are of radial design permitting both direct supervision and electronic surveillance. These factors contribute significantly to the safety and security of detainees, as well as providing operating efficiencies. Originally housing 150 detainees, The GEO Group added a \$3.7 million expansion to house another 190 beds for a total of 340 detainees.

### ARKANSAS CORRECTIONAL FACILITIES

Ronald McPherson & Scott Grimes  
Correctional Facilities

Newport, Arkansas

The Arkansas Department of Correction awarded two design/build/manage contracts to The GEO Group. One 600-bed female (Ronald McPherson Correctional Facility)



Arkansas Male & Female Facilities

and one 600-bed young adult male facility (Scott Grimes Correctional Facility) are located on adjacent sites. The 163,810 square foot female facility and the 150,584 square foot male facility were constructed for a combined cost of \$37,000,000. Sitework for the two facilities started in August 1996. Both reached substantial completion in December 1997 and first occupants were received in January 1998.

Aurora INS Processing Center





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Justice to design, build and manage a 520-bed Pre-Release Center. With financing, land and construction charges, the facility was built for less than \$11.5 million. The 117,000 square foot complex occupies 25 acres of land and consists of a core building with two housing wings each holding 250 inmates. The facility was built in less than 12 months.

### **BROWARD TRANSITION CENTER**

Deerfield Beach, Florida

### **BAYAMON CORRECTIONAL FACILITY**

Bayamon, Puerto Rico

The Commonwealth of Puerto Rico contracted with The GEO Group to design, build and operate a 500 bed facility in Bayamon, Puerto Rico, for 400 young adult males and 100 females. It was designed for both the males and females to be in all levels of security. The population has been revised to 100 sentenced, protective custody male young adults (21 years of age or under) and 400 sentenced, protective custody adult males. The 160,000 square foot facility was built for approximately \$25 million and opened in 1996.



### **BRIDGEPORT CORRECTIONAL CENTER**

Bridgeport, Texas

Authorized by the Texas Legislature in 1987, The GEO Group was selected by the Texas Department of Criminal

The GEO Group received an award to locate, design, finance, construct, and operate a community residential work release center from the Broward County Commissioners. The center is a controlled access 85,000 square foot, 300 bed community corrections facility for male and female residents, with a construction budget of approximately \$6.2 million. Residents were received in February 1998.



### **CENTRAL VALLEY MODIFIED**

### **COMMUNITY CORRECTIONAL FACILITY**

McFarland, California

In 1996, the California Department of Corrections awarded The GEO Group a contract to design, build, finance, and operate three separate 500 bed community correctional facilities. The Central Valley Modified Community Correctional Facility, located near McFarland, is a 94,963



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*Construction finishes at Central Valley & Golden State*

square foot masonry building on a 20 acre site. Built for under \$12 million and completed in one year, it was ready for occupancy by December of 1997.

#### **COKE COUNTY JUVENILE JUSTICE CENTER,**

Bronte, Texas

On June 28, 1994, The GEO Group signed a contract with the Texas Youth Commission to site, design, finance, construct and operate a 96-bed facility to house juvenile Class I female offenders in Coke County, Texas. This unique project had to be operational no later than October 1, 1994. The GEO Group accepted the facility's first residents on October 1, 1994 and successfully completed its \$5.1 million "green field" project in 90 days. The construction period included all site development,



*Coke County Juvenile Justice Center*

utilities extensions, furniture and fixtures procurement and installation, finishes, staff recruitment, hiring and training. In August 1998, the facility began a transition to house 200 male juvenile parolee offenders.

#### **GEORGE W. HILL CORRECTIONAL FACILITY**

*(formerly Delaware County Prison)*

Thornton, Pennsylvania

The GEO Group received an award to serve as design/build manager for a new 1,200-bed (expandable to 2,000-bed) prison and a 350-bed DUI facility in Delaware County to replace, or supplement, the existing prison, and to provide correctional management and operations services at the new county prison upon completion. These facilities, totaling 319,000 square feet, were constructed for approximately \$55,845,000. Construction began in October 1996 and was completed in October 1998 (see photo on following page).

#### **DESERT VIEW**

#### **COMMUNITY CORRECTIONAL FACILITY**

Adelanto, California

In 1996, the California Department of Corrections awarded The GEO Group a contract to design, build, finance, and operate three separate 500 bed community correctional facilities. The Desert View Community Correctional Facility, located near Adelanto, is a 94,963 square foot masonry building on a 20 acre site. Built for under \$10.6 million and completed in one year, it was ready for occupancy by December of 1997.

#### **EAST MISSISSIPPI CORRECTIONAL FACILITY**

Meridian, Mississippi

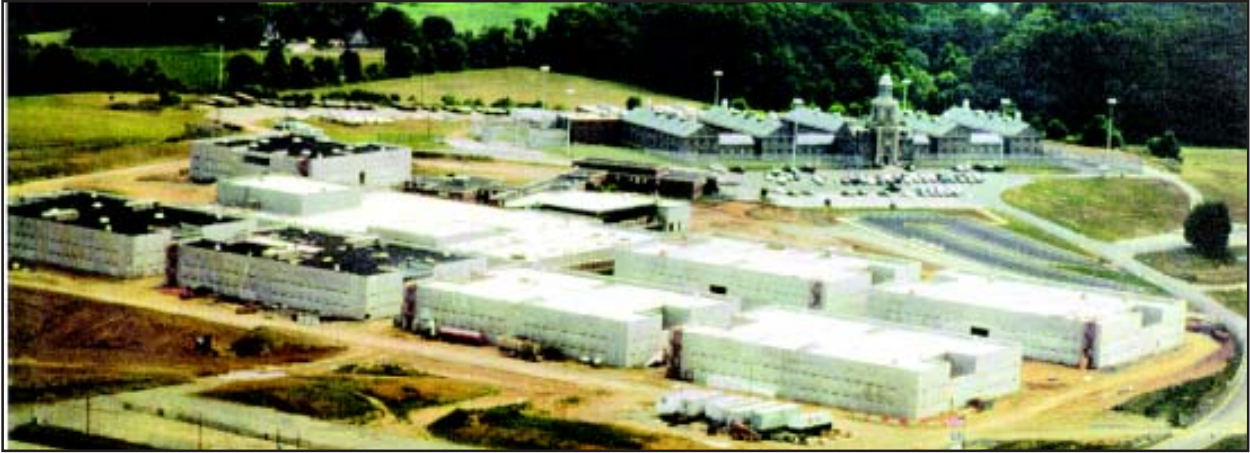
The East Mississippi Correctional Authority awarded a 500 bed, 273,890 square foot, \$27.8 million facility, and all single





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*George W. Hill Correctional Facility – The Old & The New*

cell special population detention facility to The GEO Group in the Fall of 1997 to be located in Lauderdale County. The facility is unique in that a large segment of the detainees require mental health care and treatment. It is the first privatized psychiatric detention facility in the United States. Contract negotiations concluded in December 1997 and ground breaking began in the first quarter of 1998. Inmates were received on April 1, 1999. The facility can be readily expanded to accommodate up to 1000 beds since the cells were designed with enough square footage to meet ACA standards for double occupancy cells and all support facilities

were designed to accommodate expansion through sufficient existing size and scheduling of use.

#### **FULHAM CORRECTIONAL CENTRE**

West Sale, Victoria, Australia

The GEO Group was awarded the design, construction, financing and operation of a 600-bed minimum/medium security, all male facility in Victoria, Australia. This 23,000 square meter facility was constructed for approximately \$A49,240,000 (Australian Dollars) and opened in April

*East Mississippi Correctional Facility in Lauderdale County*





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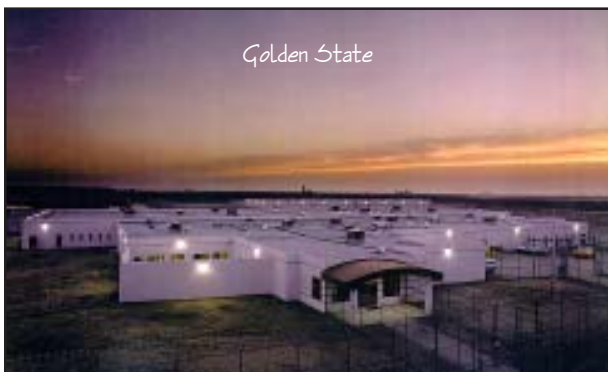
*Fulham Correctional Centre*

1997. In August 1999, the Victoria Department of Justice granted a temporary increase in accommodations for 50 prisoners, bringing the capacity to 650 beds. Another 50-bed increase was implemented in March 2001 bringing the capacity to 700 with an additional increase to 725 in Fall 2001. In 2003, the Nalu Challenge Community was completed. This unit was annexed to house prisoners preparing for release.

### **GOLDEN STATE MODIFIED COMMUNITY CORRECTIONAL FACILITY**

McFarland, California

In 1996, the California Department of Corrections awarded The GEO Group a contract to design, build, finance, and operate three separate 500 bed community correctional facilities. The Golden State Modified Community Correctional Facility, located near McFarland,



*Golden State*

is a 94,963 square foot masonry building on a 20 acre site. Built for \$10.9 million and completed in one year, it was ready for occupancy by December 1997.

### **GUADALUPE COUNTY CORRECTIONAL FACILITY**

Santa Rosa, New Mexico

In April of 1996, the New Mexico Department of Corrections awarded a contract to The GEO Group to design, construct, finance and operate a 600 bed multi-security prison on Guadalupe County provided land. The design is ACA compliant and meets the requirements of the Duran Settlement Agreement, including that the medium security double cells be 120 square feet each. The 191,400 square foot, \$23 million facility includes 20,000 square feet of industries. Substantial completion was reached on December 15, 1998 and operations commenced in January 1998.

### **JENA JUVENILE JUSTICE CENTER**

Jena, Louisiana

The GEO Group negotiated a contract with the Louisiana Department of Public Safety and Corrections for the Louisiana Office of Youth Development for the design, construction, operation and management of a 276-bed residential facility for male juvenile offenders. Construction began on the \$12 million, 62,403 square foot facility, including two housing buildings that will accommodate 276



*Jena Correctional Centre*





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juveniles, in May 1997. Offenders were received on December 3, 1998. The design of the support areas and the 100 acre site allow for an expansion capability of another 250 juveniles.

### JUNEE CORRECTIONAL CENTRE

Junee, New South Wales, Australia

The GEO Group formed a joint partnership in 1991 to design, build and manage a 600-bed correctional facility on 250 hectares for the New South Wales Government. The GEO Group maintained design and construction oversight of the project and operates the facility through its wholly-owned organization, Australasian Correctional Management (ACM). This facility was opened within two years of start of construction, within budget and on time. Expansion projects have now brought the capacity to 750.

### LAWTON CORRECTIONAL FACILITY

Lawton, Oklahoma



The GEO Group built an all-cell, 1800 bed, male, 407,868 square foot, \$45.7 million medium security prison in Lawton, Oklahoma, for the use of the State of Oklahoma Department of Corrections. Ground was broken in September of 1997 and initial intake of prisoners began on July 16, 1998. The prison has been built to maximum security standards using level IV security equipment. In



addition to the administrative segregation cells, one pod of each housing building is dedicated to lockdown cells.

### LEA COUNTY CORRECTIONAL FACILITY

Hobbs, New Mexico

In April of 1996, the New Mexico Department of Corrections awarded a contract to The GEO Group to design, construct, finance and operate a 1200 bed multi-security prison on Lea County provided land. The design is ACA compliant and meets the requirements of the Duran Settlement Agreement, including that the medium security double cells be 120 square feet each. The 329,000 square foot, \$41.6 million facility includes 45,000 square feet of industries space and is located on an 80 acre site. Initial intake of 300 inmates began on May 15, 1998; another 300 was received on July 20, 1998. The final 600 was completed in November 1998.

### LOCKHART WORK PROGRAM FACILITIES (women's)

Lockhart, Texas

The GEO Group received a contract from the Texas Department of Criminal Justice, Institutional Division, to design, build and manage a 500-bed female secure correctional facility to be co-located with the men's



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Lockhart, Texas

Work Program Facility. This facility admitted 100 inmates per day for five consecutive days during start-up in August 1994. This 110,000 square foot facility, occupying 25 acres, was built for less than \$10.9 million.

#### LOCKHART WORK PROGRAM FACILITIES (men's)

Lockhart, Texas

This 500-bed facility was designed, constructed and managed by The GEO Group for the Texas Department of Criminal Justice, Pardons and Paroles Division, as a Work Program Facility. The complex is approximately 121,500 square feet in addition to a 50,000 square foot Industries Building. The residential units consist of two 250-bed housing units, each subdivided into 50 man pods. Each pod is further divided into two person cells and associated day rooms, showers, study space and toilet facilities. This \$17 million facility was opened within 14 months of start of construction.

#### MARSHALL COUNTY CORRECTIONAL FACILITY

Holly Springs, Mississippi

The State of Mississippi awarded a 1,000 bed medium security project to The GEO Group to design, build, and operate a prison in Holly Springs, Mississippi. The 202,000 square foot facility was constructed for approximately \$22 million and opened on June 6, 1996.



Marshall County Correctional Facility

#### MCFARLAND COMMUNITY CORRECTIONAL FACILITY,

McFarland, California

This return-to-custody parole violator facility was designed, constructed and managed by The GEO Group for the California Department of Corrections. This 35,000 square foot, one-story masonry building was built on five acres of land. It has the capacity to house 224 male parole violators. This \$5 million facility was opened within 12 months of start of construction.

The McFarland Community Correctional Facility (in foreground) lies adjacent to two other California DOC facilities, also run by The GEO Group; the Golden State & Central Valley Modified Community Correctional Facilities.





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*Aerial view of the Michigan Youth Correctional Facility*

### **MICHIGAN YOUTH CORRECTIONAL FACILITY**

Baldwin, Michigan

The Michigan Department of Corrections has contracted with The GEO Group to build a 480 bed high security Michigan Youth Correctional Facility for male juvenile offenders adjudicated as adults. Construction of the facility began in the fourth quarter of 1997, with occupancy on July 26, 1999. The 163,251 square foot facility was constructed at a budgeted cost of \$37.5 million on a 100 acre site. Support areas were designed to accommodate an expansion of an additional 250 offenders.

### **MOORE HAVEN CORRECTIONAL FACILITY**

Moore Haven, Florida

The GEO Group contracted with the State of Florida Correctional Privatization Commission to site, design,

finance, construct and operate a 750-bed, medium custody, secure, all male correctional facility in Glades County, Florida. The GEO Group signed the construction contract on July 29, 1994 with a guaranteed maximum price of \$18,055,500 and the 174,000 square foot combination dormitory and cellular housing design was operational July 3, 1995.

### **NEW BRUNSWICK YOUTH CENTRE**

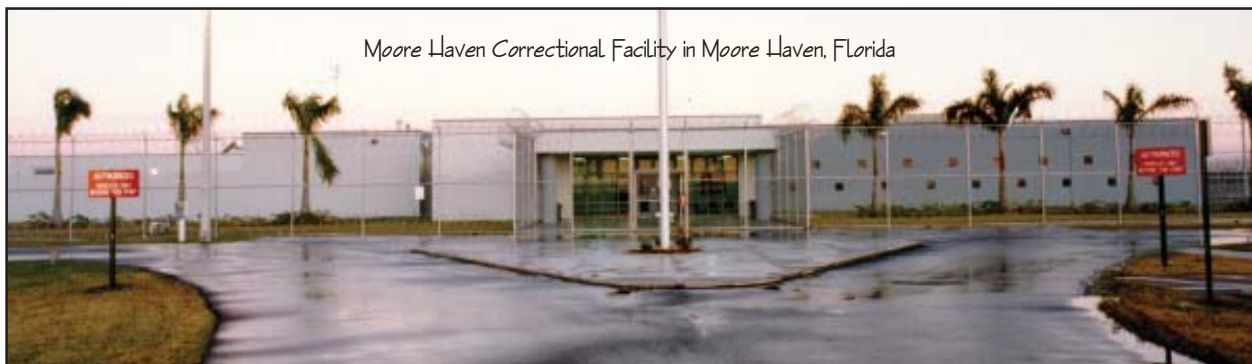
New Brunswick, Canada

The Province of New Brunswick selected The GEO Group to design, construct and maintain a 112-bed Male/Female Secure Youthful Offender Center. This 91,745 square foot facility was constructed for approximately \$13,483,450 (Canadian Dollars). Construction began in September 1996 and commenced operations in January 1998.

### **NORTH BROWARD WOMEN'S DETENTION FACILITY AND CENTRAL KITCHEN/WAREHOUSE**

Pompano Beach, Florida

This \$45 million, 257,800 square foot, 1,020 bed-female detention facility and 71,703 square foot central Kitchen/Warehouse complex for the Broward Sheriff's Office reached substantial completion June of 2003. The facility's design was a collaboration between The GEO Group, Broward Sheriff's Office and Broward County's Office of



*Moore Haven Correctional Facility in Moore Haven, Florida*





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*The youth facility in Canada.*

Construction and Project Management. This project included a kitchen/warehouse facility to feed the county's existing inmate population with expansion capability to feed an ultimate inmate population of 5,000. The 1,000 bed-female facility's design serves as the county's prototype for future expansion of the Broward County Detention Complex.

#### **KYLE CORRECTIONAL CENTER** *(formerly New Vision)*

Kyle, Texas

Initially designed, constructed and managed by The GEO Group as a \$11.5 million pre-release center for the Texas

*The Kyle Facility focuses on treating chemical dependency.*



Department of Criminal Justice, this 520-bed facility is currently operated by The GEO Group as the Kyle Correctional Center, formerly named the New Vision Chemical Dependency Treatment Center, the world's largest dedicated, in-prison substance abuse treatment center. The facility was opened within ten months after commencement of construction. This 117,000 square foot complex occupies twelve acres of land and consists of a core building with two housing wings each holding 250 inmates.

#### **RIVERS CORRECTIONAL INSTITUTION**

Winton, North Caroline

On March 7, 2000, the Federal Bureau of Prisons signed a contract with The GEO Group to design, construct, finance and operate a 1200-bed, low security, adult male facility in Winton, North Carolina. Located on a 257-acre tract in a rural area in Hertford County, the facility is a campus design with four housing buildings, indoor and outdoor recreational areas, a central programs building, an administrative building exterior to the two perimeter fences, a prison industries building, and four perimeter guard towers. The design enables cost-effective utilization of security staff supplemented by modern electronic

*Arial view of the new BOP Institution in North Carolina*





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surveillance, which in turn allows enhanced programmatic activities without significant budgetary implications. The healthcare unit's design is consistent with the predicted needs of the population. A large, fully equipped kitchen provides meals for inmates and staff. The 347,155 square foot facility is designed to hold a maximum of 1500 inmates. It was built within 12 months at a cost of \$55,000.00.

### SAN DIEGO CITY JAIL

San Diego, California

The GEO Group was selected to design, construct and operate a 200-bed misdemeanor detention facility for the City of San Diego. Constructed within eight months at a cost of \$5.5 million, this facility featured three housing units and two additional units, one for administration and one for reception/discharge and health services.

### SOUTH BAY CORRECTIONAL FACILITY

South Bay Florida

The State of Florida Correctional Privatization Commission awarded the design, construction, financing

*The South Bay Correctional Facility near the shores of Lake Okeechobee in central Florida*



*The new Val Verde Correctional Facility adjoins the renovated jail*

and operation of a 1,318-bed medium/close security, all male institution to The GEO Group. This 318,458 square foot facility was completed at a cost of approximately \$35.0 million. This capacity was increased to 1,436 in September 1999 to accommodate a Special Needs population for the Florida Department of Children and Families.

### VAL VERDE CORRECTIONAL FACILITY & JAIL

Del Rio, Texas

In response to a request for proposal, The GEO Group was selected to design, build, finance and manage a new 600-bed detention facility in Del Rio, Texas. In addition, upon completion of the new 600-bed facility, The GEO Group took over the operations of the existing 184-bed County Jail. The existing 184-bed facility is a 39,120 sq.ft. one-story masonry and steel building. The facility required an upgrading of security locks and systems at a cost of \$260,000. The new 600-bed, 157,250 sq.ft. facility includes expanded space for kitchen, laundry and support services to manage both the 600-bed facilities. The new facility is of masonry and steel construction with individual cells that can be doubled. This was completed in January 2001 at a cost of \$24,200,000.



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## RENOVATION PROJECTS

### CENTRAL TEXAS PAROLE VIOLATOR FACILITY

San Antonio, Texas



In a coordinated effort to relieve jail overcrowding, The GEO Group was selected to renovate a 28 year old, eight story jail in San Antonio, Texas. The requirement was to complete the renovation and receive inmates from other county jails within 90 days. The contractual commitment, which involved extensive refurbishment, re-equipping the facility and training 150 local personnel, was met on time and within budget. The facility can accommodate 623 inmates. The renovation was completed for \$1.4 million.

*A warehouse was transformed into  
an BICE facility in Queens, NY*



Within five months of operation, the facility was certified by the Texas Commission on Jail Standards as being in compliance with its standards. Currently, the facility houses U.S. Marshal inmates and INS male and female detainees, female parole violators from Texas Department of Criminal Justice, Parole Division, and inmates from Oklahoma.

### NEW YORK INS FACILITY

Jamaica, New York

The GEO Group received a contract from the U.S. Department of Justice, Immigration and Naturalization Service for a 100-bed detention center in Jamaica, New York, located in the Borough of Queens. Wackenhut Corrections located a 18,000 square foot rectangular building and completely customized it to accommodate the needs of the INS. The contract allowed for 120 days for completion of the \$1.5 million project, which Wackenhut Corrections completed on time and within budget.

### QUEENS PRIVATE CORRECTIONAL FACILITY

Queens, New York

The GEO Group has received a contract from the U.S. Department of Justice, Immigration and Naturalization Service for a 200-bed detention center to house male, female, adult, juvenile, and family detainees. The GEO Group located a warehouse building and completely customized it to accommodate the needs of the INS. Renovation cost was approximately \$4.0 million. The facility opened to receive detainees on March 24, 1997.





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North Texas Intermediate Sanction  
Facility in Ft. Worth

### NORTH TEXAS PAROLE VIOLATOR FACILITY

Fort Worth, Texas

The GEO Group was selected by the Texas Department of Criminal Justice, Pardons and Paroles Division, to provide a 400-bed Return-to-Custody facility in North Texas. We located an existing 130,000 square foot industrial warehouse building in Fort Worth, Texas suitable for renovation. Within 60 days, The GEO Group completely retrofitted 65,000 square feet into 25-man dormitory-style housing units at a cost of \$1.5 million. The facility was opened on August 16, 1991, and within a few days, all 400 beds were filled.

*The beginnings of a new facility*



### WESTERN REGION DETENTION FACILITY AT SAN DIEGO

San Diego, California

The County of San Diego, California and The GEO Group finalized arrangements in January 1999 for the renovation and leasing of the former San Diego County Central Detention Facility. The facility is located in downtown San Diego next to the county courthouse. The renovations, made by Hensel Phelps Construction, began in February 1999 and include upgrading and reconfiguring the internal facilities, adding internal central air conditioning, and revitalizing the exterior to blend into the downtown décor.

The 143,570 sq.ft., 876-bed facility is a 30 year old, nine story mid-rise structure. The \$26.5 million renovation of the facility included the revitalization of the exterior walls which were painted in a two-color scheme of peach and beige; all windows were replaced with green-tinted glass in gray-green frames; teal-green awnings will be added to dress-up the building's appearance; old air conditioning units were removed from the exterior and replaced by internal central air on each floor. The interior was reconfigured and upgraded to meet modern correctional standards and includes a new kitchen and health care area.

GEO

*The San Diego Facility was given a face lift  
to blend with the surrounding downtown décor*





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